

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		NORCROSS ST, ARLINGTON

## OWNERSHIP

OWNERSHIP			Unit #:	
Owner 1:	ZAGANJORI BASHKIM &			
Owner 2:	ZAGANJORI ASHLEY			
Owner 3:				
Street 1:	26 NORCROSS STREET			
Street 2:				
Twn/City:	ARLINGTON			
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	02474	Type:		

## PREVIOUS OWNER

Owner 1: JUN HEE-JIN & -		
Owner 2: LEE KEE-PYO -		
Street 1: 26 NORCROSS STREET		
Twn/City: ARLINGTON		
St/Prov: MA	Cntry:	
Postal: 02474		

## NARRATIVE DESCRIPTION

This parcel contains 10,444 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1960, having primarily Vinyl Exterior and 2670 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

[illegible]

Total AC/HA:	0.23976	Total SF/SM:	10444	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	469,328	Spl Credit	Total:	469,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10444.000	396,100	8,000	469,300	873,400
Total Card	0.240	396,100	8,000	469,300	873,400
Total Parcel	0.240	396,100	8,000	469,300	873,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		327.17	/Parcel: 327.1

## PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	282,400	8000	10,444.	469,300	759,700	759,700	Year End Roll	12/18/2019
2019	101	FV	231,600	8300	10,444.	425,300	665,200	665,200	Year End Roll	1/3/2019
2018	101	FV	231,600	8300	10,444.	403,300	643,200	643,200	Year End Roll	12/20/2017
2017	101	FV	231,600	8300	10,444.	352,000	591,900	591,900	Year End Roll	1/3/2017
2016	101	FV	231,600	8300	10,444.	300,700	540,600	540,600	Year End	1/4/2016
2015	101	FV	216,500	8600	10,444.	278,700	503,800	503,800	Year End Roll	12/11/2014
2014	101	FV	216,500	8600	10,444.	231,000	456,100	456,100	Year End Roll	12/16/2013
2013	101	FV	216,500	8600	10,444.	220,000	445,100	445,100		12/13/2012

## SALES INFORMATION

[illegible]

## BUILDING PERMITS

[illegible]

## ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2020		DGM	D Mann
5/28/2020	Info At Door	PT	Paul T
5/28/2020	Permit Visit	PT	Paul T
4/28/2016	Sales Review	PT	Paul T
4/27/2009	Measured	163	PATRIOT
11/7/2000	Hearing Chag	201	PATRIOT
4/27/2000	Inspected	263	PATRIOT
4/21/2000	Missed Appt.	263	PATRIOT
3/6/2000	Measured	197	PATRIOT

**Sign:** VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

PRINT	
Date	Time
12/10/20	18:12:0
LAST REV	
Date	Time
09/09/20	11:30:5
apro	
2856	



**USER DEFINED**

Prior Id # 1:	24173
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## EXTERIOR INFORMATION

Type:	15	- Old Style
Sty Ht:	1T	- 1 & 3/4 Sty
(Liv) Units:	1	Total: 1
Foundation:	1	- Concrete
Frame:	1	- Wood
Prime Wall:	4	- Vinyl
Sec Wall:		%
Roof Struct:	1	- Gable
Roof Cover:	1	- Asphalt Shgl
Color:	WHITE	
View / Desir:		

## GENERAL INFORMATION

Grade:	C	- Average
Year Blt:	1960	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:	G21	Fact:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

## MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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## SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
11	Pool-Vinyl	D	Y	1	18X38	A	AV	1980	16.94	T	31.2	101			8,000			8,000
2	Frame Shed	D	Y	2	8X8	A	AV	1980	0.00	T	31.2	101						

More:	N	Total Yard Items:	8,000	Total Special Features:		Total:	8,000
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## BATH FEATURES

Full Bath:	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

## OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

## CONDO INFORMATION

Location:			
Total Units:			
Floor:			
% Own:			
Name:			

## DEPRECIATION

Phys Cond:	GD	- Good	18.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6%	

## CALC SUMMARY

Basic \$ / SQ:	130.00
Size Adj.:	1.13165140
Const Adj.:	1.00999999
Adj \$ / SQ:	148.586
Other Features:	108436
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	486644
Depreciation:	90516
Depreciated Total:	396129

## COMMENTS

OF=BMT TOILET.

## RESIDENTIAL GRID

1st Res Grid		Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	
Other													
Upper													
Lvl 2													
Lvl 1													
Lower													
Totals	RM:s	7	BR:s	3	Baths:	2	HB	1					

## REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

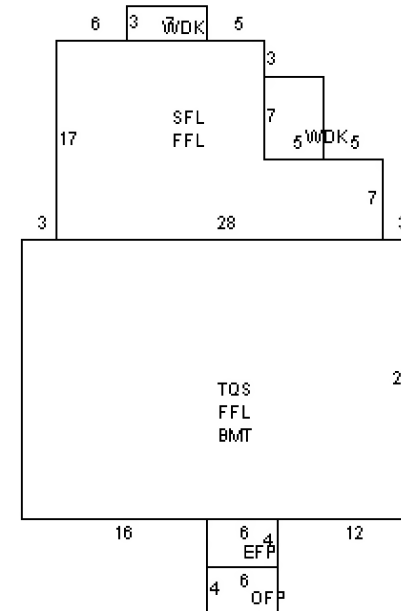
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Dep:	148.59	
Special Features:	0	Val/Su Net:	127.77	
Final Total:	396100	Val/Su SzAd	181.70	

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	First Floor	1,192	148.590	177,114	
BMT	Basement	816	61.960	50,560	
TQS	3/4 Story	612	148.590	90,935	
SFL	Second Floor	376	148.590	55,868	
WDK	Deck	56	16.160	905	
EFP	Enclos Porch	24	73.330	1,760	
OFP	Open Porch	24	44.440	1,067	
Net Sketched Area:		3,100	Total:	378,209	
Size Ad	2180	Gross Are	3304	FinArea	2670

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60 A		

## IMAGE

AssessPro Patriot Properties, Inc

